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TOWN CLERK'S OFFICE
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MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: February 3, 2022

SUBJECT: Planning & Zoning Commission Meeting—February 8, 2022

The Planning and Zoning Commission will hold a meeting on February 8, 2022 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Feb 8, 2022 7:30 PM - 10:30 PM (EST)

Please join my meeting from your computer, tablet or smartphone.

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PLANNING AND ZONING COMMISSION AGENDA

Tuesday, February 8, 2022

7:30 P.M.

via GoToMeeting

PUBLIC HEARING

Subdivision Application #617-B, Land Filling & Regrading Application #439-A, 175 Brookside, LLC, 175 Brookside Road. Proposal to raze the existing single-family dwelling and other accessory structures on the subject 4.53+/- acre lot and to subdivide the property into two (2) building lots, respectively 2.0+/- acres and 2.53+/- acres in size. Proposal to regrade the property to accommodate the construction to two (2) conceptual single family dwellings, associated pools and hardscape areas. The subject property is situated on the west side of Brookside Road, at the northwesterly corner formed by its intersection with Stonewall Lane, and is shown on Assessor's Map #5 as Lot #13 in the R-2 Zone. ***TO BE OPENED AND IMMEDIATELY CONTINUED TO MARCH 8, 2022.***

Continuation of Public Hearing regarding Proposed Amendments to the Darien Zoning Map (COZM #3-2021), Business Site Plan application #244-A, Special Permit Application #262-A, Guidepost A, LLC, 76 Tokeneke Road. Proposal to rezone the 76 Tokeneke Road property from Designed Commercial (DC) to Designed Office (DO). Proposal to establish a Montessori based school to be licensed as a Child Care Center in the space formerly occupied by Trorient; reconfigure the parking and internal traffic circulation; create new fenced playground areas; and to perform related site development activities. The 0.44+/- acre subject property is located on the north side of Tokeneke Road approximately 675 feet east of its intersection with Old King's Highway South, and is shown on Assessor's Map #38 as Lot #2 in the Designed Commercial (DC) Zone.
PUBLIC HEARING OPENED: 2/1/2022.

Proposed Amendments to the Darien Zoning Map (COZM #1-2022), Land Filling & Regrading Application #524, Frank Bongiorno, 78 West Avenue. Proposal to rezone the 78 West Avenue property from Residential R-1/2 to Residential R-1/5. Proposal to raze the existing residence and construct a new single-family dwelling in generally the same location, install a pool and patio, new driveway, and to perform related site development activities, including regrading of the property and installation of stormwater management. The 0.27+/- acre subject property is located on the north side of West Avenue approximately 160 feet east of its intersection with Bailey Avenue, and is shown on Assessor's Map #18 as Lot #6 in the Residential R-1/2 Zone.

Coastal Site Plan Review #366, Flood Damage Prevention Application #419, Land Filling & Regrading Application #525, Leslie Sutton, 223 Long Neck Point Road. Proposal to raze the existing residence and construct a new single-family dwelling with an attached carriage house in generally the same location, construction of a new driveway, a patio area and retaining walls, and to perform related site development activities within regulated areas, including regrading of the property and installation of stormwater management. The 1.32+/- acre subject property is located on the east side of Long Neck Point Road, approximately 0.33 miles south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #10-4 and is located in the R-1 Zone.

GENERAL MEETING

Subdivision Application #424-C, Coastal Site Plan #360, Land Filling Application #512, Tweedy, 108 Nearwater Lane,

Request for extension of time to file subdivision map to May 13, 2022.

Deliberations and possible decisions on the following items:

Special Permit Application #322, Land Filling & Regrading Application #520, Anthony Dechellis Revocable Trust, 320 Brookside Road. Proposal to construct a 60' x 100' recreational sport court and associated stormwater management on the east side of the property, and to perform related site development activities.

Land Filling, Excavation & Regrading Application #522, Nicholas & Tracy Young, 249 Tokeneke Road. Proposal to regrade the western portion of the property to create a level yard area; and to perform related site development activities.

Site Plan Application #309, Special Permit Application #42-I, Land Filling & Regrading Application #516, Parklands Darien, LLC, 1 Parklands Drive & 3 Parklands Drive. Proposal to raze the existing office building at 3 Parklands Drive, convert and redevelop the property as multi-family residential, consistent with the Designed Office Multi-Family Residential Overlay Zone (DOMR) Regulations; and perform related site development activities, including regrading of the property, installation of landscaping, lighting, and stormwater management. The applicant proposes to construct a three-story, multi-family apartment building with a total of 60 apartments (studio, 1- and 2-bedroom apartments), including 7 deed restricted affordable units. A total of 139 parking spaces will be created - 86 of which are proposed for the exclusive use by residents of 3 Parklands Drive and 53 of which are proposed to be shared with the adjacent assisted living facility at 1 Parklands Drive (Assessor's Map #35, Lot #34, Unit #1). Improvements to 1 Parklands Drive are limited to sidewalk extensions, underground utilities and parking related improvements. 3 Parklands Drive is 3.915+/- acres, and is located at the southern end of Parklands Drive, approximately 1,100 feet south of its intersection with Old King's Highway North and is shown on Assessor's Map #35 as Lot #34, Unit #2 currently in the Designed Office Zone (DO) (companion Zoning Map Change proposed to rezone 3 Parklands Drive to the Designed Office Multi-Family Residential Overlay Zone (DOMR)). Application materials are on file and available for review in the Planning & Zoning Office and online at: darien.ct.viewpointcloud.com.

DECISION DEADLINE=2/16/2022 (Extension has been granted by applicant)

Discussion of Affordable Housing Plan required under CGS 8-30j

Discussion of Outline/Table of Contents

Discussion of Chapter 1--Goals

Chairman's Report

Approval of Minutes

January 25, 2022

Any Other Business (Requires two-thirds vote of Commission)

Next upcoming Meetings—February 15, 2022 and March 1, 2022

ADJOURN.